

# Lexington

Aragon

3 Bedrooms | 2 Baths | Family Room | 2-Car Garage

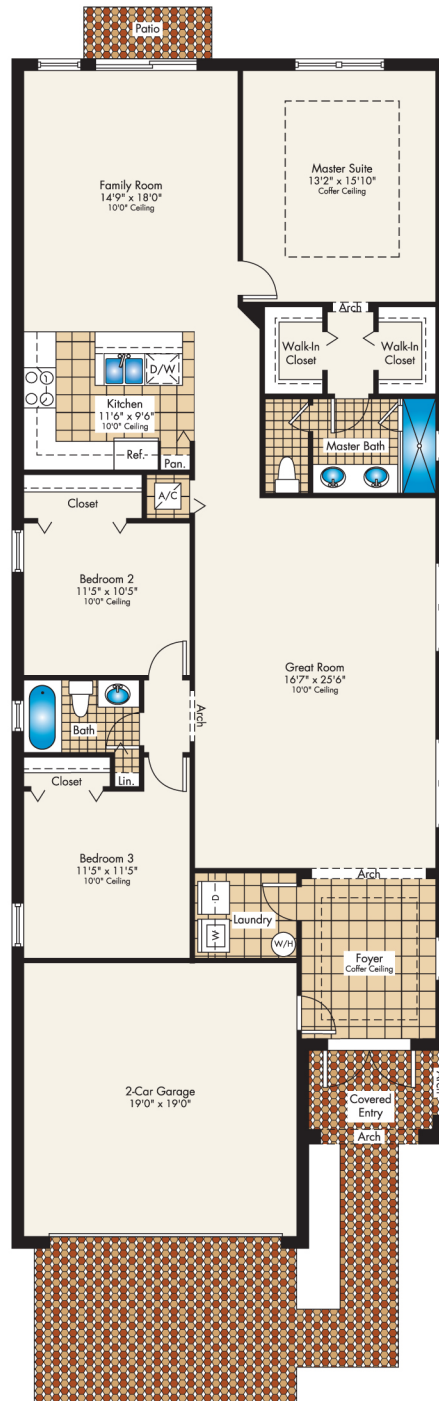


Preliminary Artist's Concept

**LENNAR**<sup>®</sup>

# Lexington

3 Bedrooms | 2 Baths | Family Room | 2-Car Garage



1,932 sq. ft. A/C  
63 sq. ft. Covered Entry  
395 sq. ft. 2-Car Garage  

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2,390 sq. ft. Total

Preliminary Artist's Concept

# Melrose

Aragon

2-Story | 3 Bedrooms | 2.5 Baths | Family Room | Breakfast Area | 2-Car Garage



Preliminary Artist's Concept

# Melrose

## Aragon

2-Story | 3 Bedrooms | 2.5 Baths | Family Room | Breakfast Area | 2-Car Garage



2,362 sq. ft. A/C  
 52 sq. ft. Covered Entry  
 415 sq. ft. 2-Car Garage  


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 2,829 sq. ft. Total

Preliminary Artist's Concept

# Middleton

Aragon

2-Story | 4 Bedrooms | 3 Baths | Family Room | 2-Car Garage



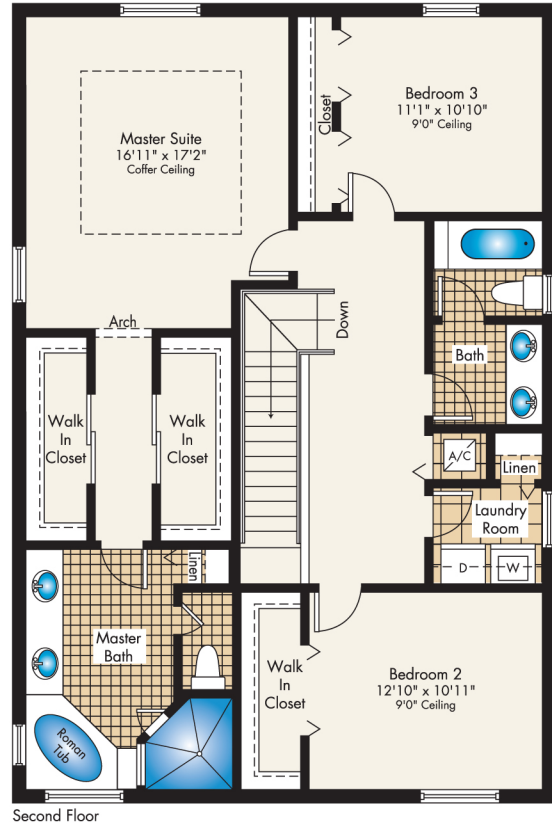
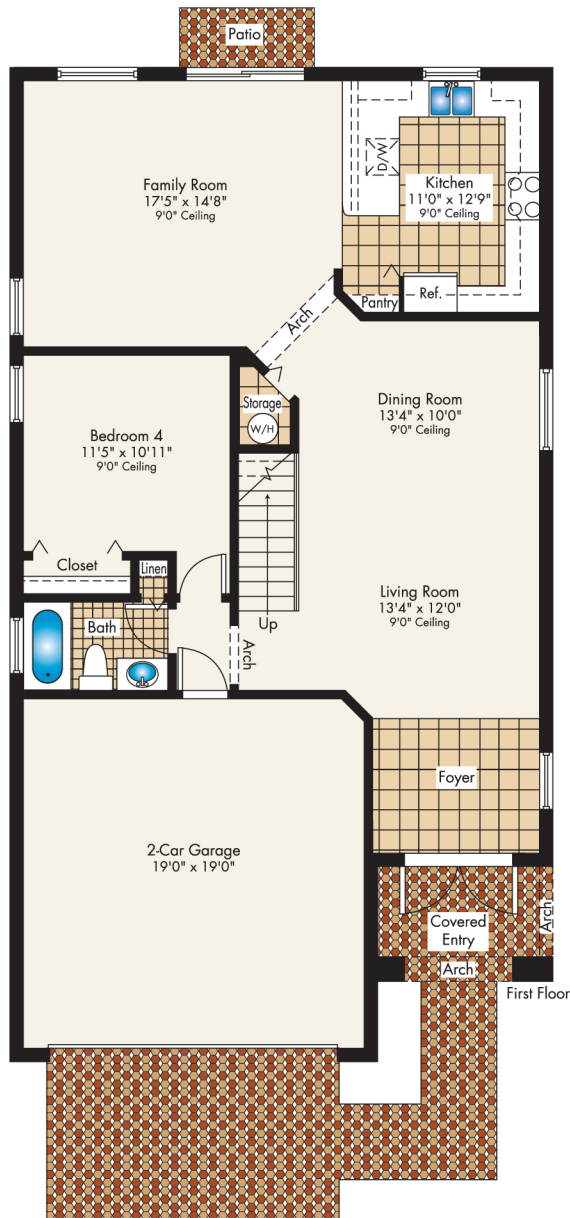
Preliminary Artist's Concept

**LENNAR**<sup>®</sup>

# Middleton

## Aragon

2-Story | 4 Bedrooms | 3 Baths | Family Room | 2-Car Garage



2,409	sq. ft.	A/C
61	sq. ft.	Covered Entry
405	sq. ft.	2-Car Garage
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2,875	sq. ft.	Total

Preliminary Artist's Concept

# Sterling

Aragon

2-Story | 4 Bedrooms | 3.5 Baths | Family Room | Breakfast Area | 2-Car Garage



Preliminary Artist's Concept

**LENNAR**<sup>®</sup>

# Sterling

## Aragon

2-Story | 4 Bedrooms | 3.5 Baths | Family Room | Breakfast Area | 2-Car Garage



Preliminary Artist's Concept

# Wellington

Aragon

2-Story | 5 Bedrooms | 4.5 Baths | Family Room | Breakfast Area | 2-Car Garage



Preliminary Artist's Concept

**LENNAR**<sup>®</sup>

# Wellington

## Aragon

2-Story | 5 Bedrooms | 4.5 Baths | Family Room | Breakfast Area | 2-Car Garage



2,775 sq. ft. A/C  
 104 sq. ft. Covered Entry  
 408 sq. ft. 2-Car Garage  
 3,287 sq. ft. Total

Preliminary Artist's Concept



## ei - Features

### COMMUNITY FEATURES

- Aragon will be a beautifully landscaped Gated Community with lush tropical green areas, lake views, meandering sidewalks and children's playground area
- Aragon will be built and marketed by Lennar, a Fortune 500 Company, listed on the New York Stock Exchange (LEN)
- Conveniently located with immediate access to I-75, Ockeechobee Road, and other major thoroughfares
- Located within a Community Development District (CDD)

### INTERIOR FEATURES

- 18" x 18" ceramic tile in foyer, kitchen and laundry room in a choice of decorator colors (per plan)
- Plush stain resistant carpeting with padding in a choice of decorator colors
- Raised-panel interior doors
- Raised-panel bi-fold closet doors
- Vinyl-clad ventilated closet shelving
- Colonial-style baseboards and door trim
- Elegant interior door hardware
- Textured walls & ceilings in designated areas
- Decora rocker-style switches throughout
- Pre-wired for cable TV in family room and all bedrooms (per plan)
- Pre-wired for telephone in kitchen, family room and all bedrooms (per plan)
- Pre-wired for ceiling fans in family room and all bedrooms (per plan)
- Sherwin-Williams® quality paint on all walls and ceilings
- Marble windowsills throughout
- Combined smoke and carbon monoxide detectors throughout
- Energy-efficient electric water heater
- High-efficiency central air-conditioning and heating system
- Home Automation with Nexia™ Home Intelligence
  - Remotely Manage Your Home
  - Wireless Remote Key Pad lock
  - Wireless Remote Light Module
  - Wireless Remote Programmable Thermostat for central A/C and heating system
  - Wireless Remote Camera

### EXTERIOR FEATURES

- Quality CBS construction
- Spanish-style concrete tile roofs
- Designer exterior stone and decorative shutters

### EXTERIOR FEATURES (continued)

- Brick paver driveway, walkway, entry and patio (per plan)
- Sherwin-Williams® quality exterior paint in a choice of decorator schemes
- Covered entry (per plan)
- Insulated front door with chime
- Raised-panel garage door with opener
- Exterior hose bibs
- Hurricane panels

### KITCHEN FEATURES

- 30" wood cabinets in a choice of colors with brushed nickel hardware
- Easy-care mica countertops in a choice of colors
- Stainless steel kitchen sink with Moen® faucet
- Garbage disposal
- Pantry closet with ventilated shelving (per plan)
- GE® stainless steel appliance package featuring:
  - 18-cu. ft. top freezer refrigerator
  - 30" Free standing electric range with ceramic glass cook top and super large oven capacity with self cleaning system
  - Over-the-range built-in microwave with venting system
  - Built-in multi-cycle dishwasher

### BATH FEATURES

- Wood vanity cabinets with cultured marble vanity tops and brushed nickel hardware
- Double vanity sinks with faucets in master bath (per plan)
- Shower with clear enclosure in master bath (per plan)
- Roman Tub in master bath (per plan)
- 12" x 12" ceramic floor tile
- Exhaust fans (per plan)
- Theatrical-style lighting over vanities
- Mirrored medicine cabinet
- Oversized mirrors (per plan)

### LAUNDRY FEATURES

- GE® large capacity washer
- GE® large capacity dryer
- Ventilated wire shelving above washer/dryer

**LENNAR®**



# LENNAR<sup>®</sup>

- Quality, value and integrity since 1954
- Over 750,000 homes in 40 markets coast to coast
- Listed on the New York Stock Exchange
- A full range of services including mortgage, title and affinity partner programs



**EVERYTHING'S  
INCLUDED  
HOMES<sup>SM</sup>**



# Aragon Estates

## Preliminary Community Site Plan



Preliminary Artist's Concept



# Aragon Overall Preliminary Community Site Plan



Preliminary Artist's Concept



pro-rata share per unit of the cost to administer the District. Each property owner will pay an annual assessment to the District based on two (2) component costs: the debt service component and the maintenance component. The debt service component was determined based on cost required to make the improvements to be acquired or constructed by the District, which was financed with the issuance of tax exempt bonds. The maintenance component is an annual assessment for District operations and maintenance of District facilities. The annual installment varies in relation to the infrastructure benefit allocated to the property assessed. Each year, the District Board will hold a public hearing prior to adopting the annual budget and the level of assessments. In this way, District residents and property owners are made aware of and can provide public input regarding each year's assessment in advance.

The District assessment should appear on your property tax bill that you receive in November of each year. If you have a mortgage on your property and your taxes are escrowed, your assessments will be included in your monthly mortgage payment. In such case, your tax bill will be sent directly to your mortgage company and be paid from your escrow account.

**What can I expect to pay annually for debt service and maintenance?**

The District issued \$8,730,000 in bonds (Series 2013) to fund the public infrastructure improvements necessary for the development of the community and other properties within the District.

When you purchase your home, the total amount the District financed through the issuance of

bonds will not be included in the price of your home. Rather, you will only pay for the costs of the District improvements while you own your home through the assessment process described herein. If you sell your home before the District bonds are paid off, the next owner becomes responsible for paying his or her share of the cost of the improvements.

The Debt service component of the annual assessment will not exceed the target maximum annual capital assessment amount during the thirty (30) year amortization period for the bonds. Such annual amount is \$1,105.26 for a villa, \$1,157.89 for a townhome, and \$1,212.12 for a single family home per year, per home (estimate assumes tax payment made in November).

The maintenance component of the annual assessment may vary based upon the budget adopted each year by the Board after an advertised public hearing. Based on the District's Adopted Budget it is estimated that the maintenance amount is \$117.94 per year per home (assumes tax payment made in November), which amount may vary from time to time.

**How do I find out more about Bellagio Community Development District?**

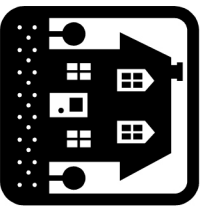
If you would like more information about the District, please call Luis Hernandez at (954) 721-8681 ext. 204 or e-mail him at lhernandez@govmgtsvc.com

This document is provided for general informational purposes and shall not be relied upon in connection with the purchase of a home or townhome within the Bellagio Community Development District.

**THE BELLAGIO COMMUNITY DEVELOPMENT DISTRICT IMPOSES AND LEVYS TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

# Bellagio

## Community Development District ("District")



### What You Should Know About The Bellagio

#### Community Development District

Used For:

This information is being provided to you by Governmental Management Services – SF, LLC (the "**District Manager**"). The descriptions and representations contained herein reflect information as of November 6, 2013.

#### What is the Bellagio Community Development District?

The Bellagio Community Development District (the "District") was established pursuant to Chapter 190, Florida Statutes, and by ordinance of Miami-Dade County dated June 28, 2013. The District is a local unit of special-purpose government governed by Chapter 190, Florida Statutes. Encompassing approximately seventy four (74) acres, the District was established to finance, fund, plan, design, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain various public infrastructure improvements and community

facilities that will benefit lands within the requested jurisdiction.

#### Who governs the Bellagio Community Development District?

The District is governed by a five (5) member board of supervisors (the "Board"), which were initially elected by landowners within the District on a one-acre/one vote basis. No sooner than six (6) years after the initial election of supervisors and not before there are at least two hundred fifty (250) qualified electors (registered voters) residing in the District, supervisors will begin to be elected by the District's qualified electors. The District Manager, who was appointed by the Board, oversees the day-to-day administrative operations of the District.

#### What is the function of the Bellagio Community Development District?

The District was created to finance, fund, plan, design, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain various public infrastructure improvements and community facilities. These include but are not limited to: stormwater management and control facilities, water and sewer facilities, roadway improvements, wetland mitigation, and other infrastructure and facilities required by development order or inter-governmental agreement.

#### Do I pay more taxes if I live in the Bellagio Community Development District?

Yes, in a sense. In addition to service charges and taxes collected by the county, city or school board, landowners will also pay non-ad valorem special assessments levied by the District for the capital costs, operation and maintenance of

additional District facilities and services. While not technically taxes, the District assessments will appear on your real estate tax bill. The assessments not only allow you to receive more value for your home purchase dollar, but also are expected to contribute towards enhancing property values over time. This is because certain facilities, such as roadways, drainage, and water and sewer will be made possible by the District. Many of these facilities also will be permanently maintained by the District.

#### What benefits may District landowners expect to receive as a result of their investment?

District landowners may expect to receive three (3) major classes of benefits. First, the District provides landowners with consistently high levels of public facilities and services managed and financed through self-imposed fees and assessments. Second, the District ensures that these community development facilities and services will be completed concurrently with other portions of the development. Third, District landowners and, at a later date, qualified electors, choose the members of the Board and through these representatives are able to determine the type, quality and expense of District facilities and services.

#### How will my District assessments be determined?

The annual assessment for each property was determined by the Board and will be levied on an annual basis based upon the cost of the projected benefit to each unit type in the development, whether single-family home, a townhome, or a villa, and pro-rata share per unit of the cost of the public infrastructure that was financed by the District. Included in the assessment will be the